

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSLYVANIA**

IN RE:

Ira R. Murray, III

Debtor

Case No.: 18-13504-amc

Chapter No.: 13

ORDER VACATING AUTOMATIC STAY

And now, upon the Certification of Default of a Stipulation Order settling a Motion for Relief From the Automatic Stay of Apex Mortgage Corp. ('Movant'), it is hereby:

1. ORDERED that the automatic stay under §362(d)(1) is vacated with respect to :

5714 Market Street, Philadelphia, PA 19139 (the "Real Property")

- a. So as to allow Apex Mortgage Corp. to initiate or prosecute to conclusion a foreclosure action with respect to its mortgage on the Real Property and allow Apex Mortgage Corp. or any other purchaser at Sheriff's Sale to take any legal or consensual action for enforcement of its right to possession of, or title to, the Real Properties; and
- b. So as to allow Apex Mortgage Corp. to enforce its rights under the Assignment of Rents, including without limitation, the right to appoint a rent receiver, collect the rents from the Real Property, and manage the Real Property to the exclusion of the Debtor;

ASHELY M. CHAN, BANKRUPTCY JUDGE

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